

Notes from Bloor Homes Meeting
Thursday 2nd October 2025 at 6pm
Tarpoley Community Centre

Attendance:

Tarpoley Parish Council

John Millington (Chair) Nigel Taylor, Mark Ravenscroft, Lisa Miller, Charlotte Hodgson, Gill Clough, Alex Sawkiw,, David Holmes, Catherine Helm, Stuart Walton, Abigail Morris (Deputy Clerk),

Bloor Homes

Tom Loomes, Max Kidrossiter, Emma Dixon

1. Introduction to Bloor Homes

- Bloor Homes is the UK's largest privately-owned housebuilder.
- The company delivers over 4,000 new homes each year across the country.
- It has achieved a 5-star rating from the Home Builders Federation for the past seven consecutive years.
- Customer satisfaction stands at 98%, reflecting a strong reputation for quality and reliability.

2. Overview of Proposal

Bloor Homes has submitted an outline proposal for the development of 140 new homes on Eaton Road. The application seeks approval for the principle of development; if approved, it will progress directly to a full planning application.

This proposal arises in response to the Cheshire West housing shortfall, currently estimated at over 6,000 units.

Key features of the outline plan include:

- Provision of open space and a play area, with biodiversity net gain (BNG) to be delivered on-site.
- Consideration and preservation of a key village view from Walkers Lane.
- 30% affordable housing, in accordance with CWAC's housing policy.

3. Access and Transport

- Primary vehicular access is proposed from Eaton Road.
- Pedestrian access will be provided from Common Lane and Walkers Lane.

Concerns raised:

- The absence of a pavement on Common Lane may present safety risks for pedestrians.
- There may be Tree Preservation Orders (TPOs) affecting trees at the site entrance, and the hedge may require adjustment.
- A review of the Cobblers Cross junction is ongoing to assess potential improvements to traffic flow and pedestrian safety along Walkers Lane.

It was noted that the development is approximately 1 km from the nearest petrol station but significantly farther from the school and High Street. Members expressed concern that this

may increase car use, contributing to traffic congestion and parking pressure within the village.

4. Housing Density

Bloor Homes is in discussion with CWAC regarding design and layout. The proposed development will comply with the local design code and achieve an approximate density of 33–35 dwellings per hectare.

5. Golf Course Boundary

Several trees have fallen along the golf course boundary, causing potential safety issues on Eaton Road and possibly obstructing the entrance.

There is an existing agreement between Tarporley Parish Council (TPC) and the Macdonald Portal Golf Course allowing residents access via a permissive footpath. It was noted that an unofficial entrance is also used locally, and increased pedestrian use may impact this arrangement.

6. Biodiversity Net Gain and Open Space

At least 10% of the site will be allocated as public open space, fulfilling the biodiversity net gain requirement.

A crushed limestone footpath will provide a connection through to Brook Road Playing Field, ensuring public access for both residents and the wider community.

A discussion was held regarding whether TPC would consider adopting the green space once the development is completed. This will be revisited following submission of the planning application.

7. Sewage and Drainage

Bloor Homes is liaising with United Utilities to address drainage concerns, as flooding has been identified as a known issue in the surrounding area.

8. Housing Design

The proposed dwellings will be sympathetic to the local character and may draw inspiration from a Bloor Homes development in Holmes Chapel.

9. Public Consultation

A consultation letter was distributed to approximately 775 local households, with 70 responses received to date.

The next step will be the submission of the outline planning application for formal consideration by CWAC.